



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£19,500 PER ANNUM

- Ground floor lock-up shop
- Approx 897 sq ft
- Suitable for a variety of uses
- New lease

5 ALBERT CRESCENT, CHINGFORD, LONDON, E4 6SH



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

CONTACT: 020 8501 9220
loughton@clarkehillyer.co.uk
www.clarkehillyer.co.uk

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Location

Located on Albert Crescent, which forms part of the main shopping area of South Chingford. Chingford Mount Road is home to a variety of local occupiers as well as a number of multiple operators such as Tesco Express, British Heart Foundation and Wenzels the Bakers. The area is served by local buses and the nearest train station is Highams Park (Overground).

Description

Comprising a ground floor lock-up shop which has traded as a carpet shop for many years. The premises would be suitable for a variety of occupiers and benefit from a kitchenette, toilet and rear access. The accommodation is more particularly described as follows:

Sales area: 897 sq ft (83.3 sq m).

Kitchen and toilet facilities also included.

All measurements quoted are approximate only.

Terms

The premises are available on a new full repairing and insuring lease, on terms to be agreed, at a rent of £19,500 per annum.

Business Rates

The London Borough of Waltham Forest have informed us of the following:

2023 Rateable Value: £20,750

2024/25 UBR: 0.499 P/£

2024/25 Rates Payable: £10,354.25

Interested parties are advised to confirm current rate liability with the Local Authority.

Legal Costs

To be met by the ingoing tenant.

Viewings

Strictly via sole agents, Clarke Hillyer, tel 020 8501 9220.

EPC

The premises have an Energy Performance Certificate rating of C.





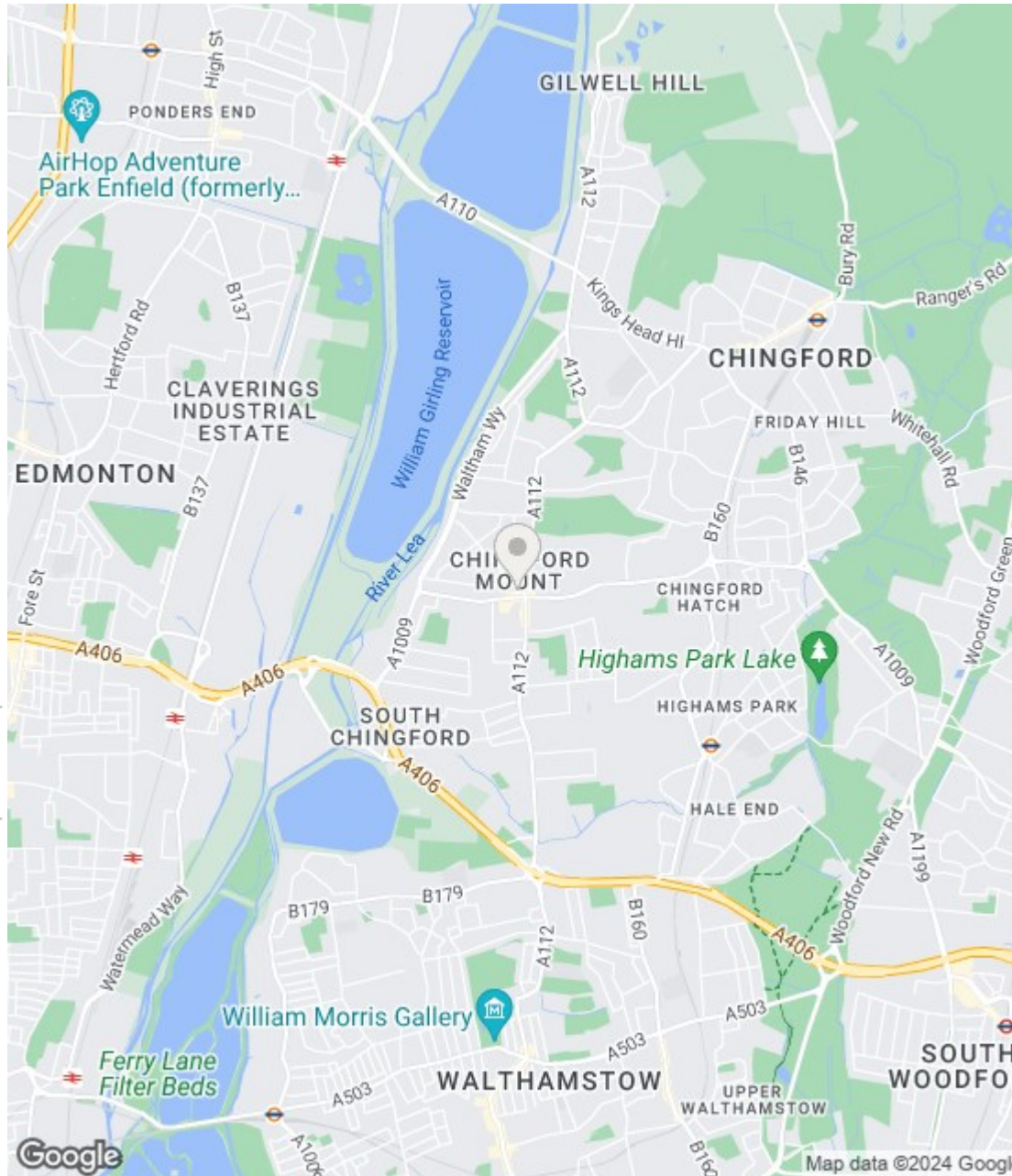
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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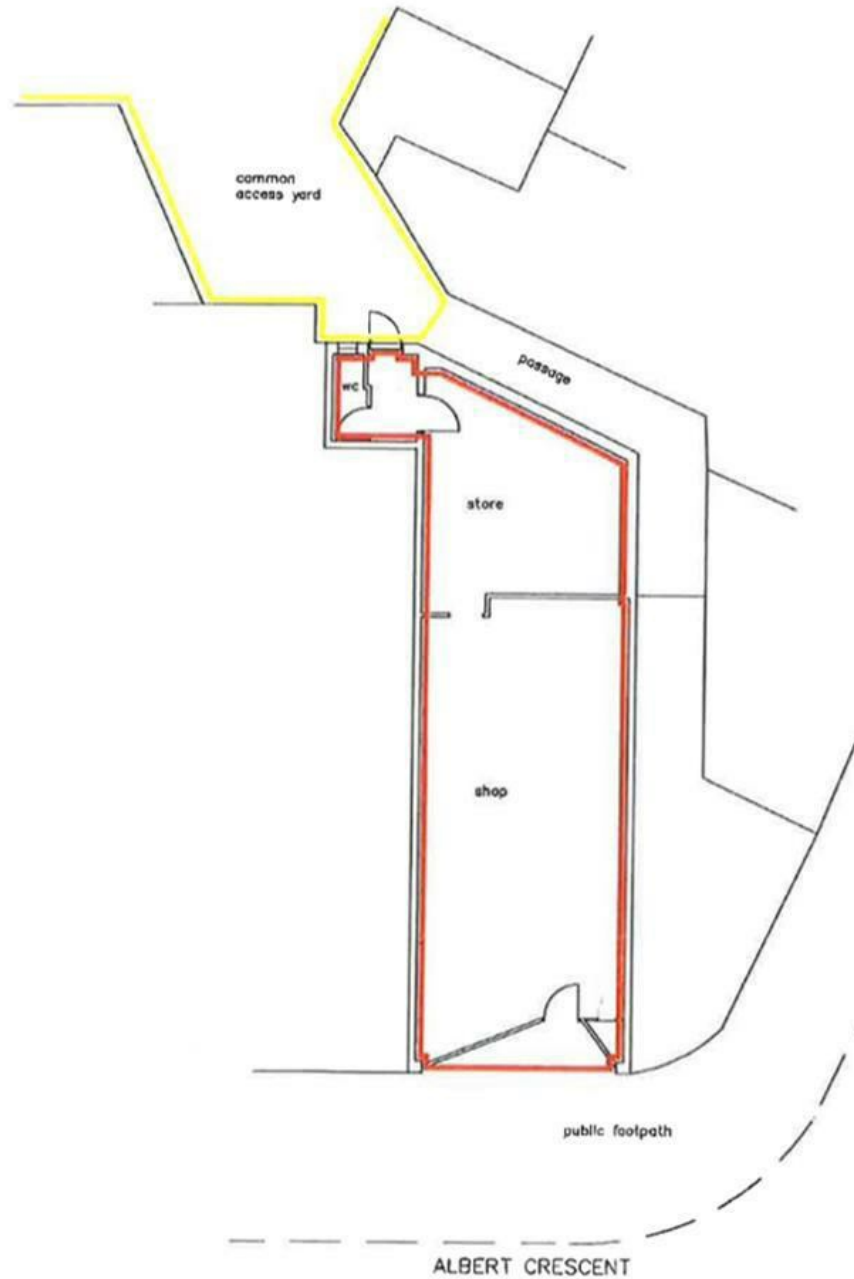
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